

Cerys Jones

From: Matthew Phillips
Sent: 20 March 2017 13:25
To: planning_admin
Subject: FW: Planning Application P/2017/0105 (Proposed School, Brymbo), NRW reference CAS-29351

Contaminated Land response

From: Angela Guy
Sent: 17 March 2017 10:15
To: Matthew Phillips
Subject: RE: Planning Application P/2017/0105 (Proposed School, Brymbo), NRW reference CAS-29351

Ok thanks.

Nick Bateman has been in touch with me about the past works and future requirements but I am not clear whether this would mean that the developer knows of our 2 specific concerns (imported soils and gas protection). I do not have any concerns about our requested conditions being incorporated into NRWs as I appreciate you won't want to double up on conditions which are effectively the same, however NRWs are more generic and do not highlight our 2 issues specifically so you may feel it appropriate to pass on this comment in some other suitable form. In preparing a Remediation Strategy (referred to in NRWs Condition 3) we would look to see if the developer has encompassed these requirements.

Condition 4 does not seem relevant to me, as I am not expecting there to be a need for monitoring and maintenance.

Thanks Angela

Ms Angela Guy

Contaminated Land Officer - Environmental Protection

Swyddog Tir wedi ei Halogi - Diogelu'r Amgylchedd



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From: Matthew Phillips
Sent: 16 March 2017 15:47
To: Angela Guy
Subject: FW: Planning Application P/2017/0105 (Proposed School, Brymbo), NRW reference CAS-29351

Seems you don't need to speak to NRW after all!!

From: Read, Meryl [<mailto:Meryl.Read@cyfoethnaturiolcymru.gov.uk>]
Sent: 16 March 2017 15:43

To: Matthew Phillips
Cc: North Planning
Subject: Re: Planning Application P/2017/0105 (Proposed School, Brymbo), NRW reference CAS-29351

Good Afternoon Matthew

Thank you for your email below.

Our response to the application included:

"In view of the above we recommend that if works have **not** been undertaken to investigate and remediate potential land contamination, the following conditions are included within any planning approval"

As your email below confirms that the site has been subject to extensive remediation (only extracts of a contaminated land report were available on your website so this was unclear) then we consider that Condition 2 need not be attached to any planning permission. With respect to Condition 3, provided that any remediation is carried out in tandem with the development works then an amendment to the condition is acceptable. We recommend that Conditions 1, 4 and 5 remain as written.

Best Regards
Meryl

Meryl Read

Uwch Yngyngghorydd Cynllunio Datblygiad / Senior Development Planning Adviser

Cyfoeth Naturiol Cymru / Natural Resources Wales

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Siaradwr Cymraeg

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Croesewir gohebiaeth yn y Gymraeg a'r Saesneg / Correspondence welcomed in both Welsh and English.

Ffoniwch ni ar **03000 65 3000** (24-awr) i roi gwybod am ddigwyddiadau amgylcheddol / Call us on **03000 65 3000** (24-hour) to report environmental incidents

. **From:** Matthew.Phillips@wrexham.gov.uk

Received: 16/03/2017

To: North planning; North Planning Mailbox Queue

Cc: Angela.Guy@wrexham.gov.uk

Subject: Planning Application P/2017/0105 (Proposed School, Brymbo), NRW reference CAS-29351

Meryl,

With reference to NRW's response to the above, whilst not disagreeing with the need for conditions that address potential contamination, I'd question whether all of the conditions recommended are needed.

Condition 2 would seem to be more appropriate for a site where it is not known what the level and risks of any on-site contamination are and where no previous remediation has been carried out. This site has been subject to extensive remediation, although this part of the site has been remediated to a level suitable for business/light industrial uses previously envisaged, rather than a primary school.

With regards to condition 03 we would normally allow validation to take place after works start, but prior to occupation because remediation works will often take place in tandem with development works. Only if the risk of contamination was severe would we probably impose a pre-commencement validation condition.

I have no real issue with the requirements of conditions 04 and 05 as such.

Attached is the response we have received from our Contaminated Land Team, and takes account of the remediation work previously carried out. As you will see, their main concern is ensuring the site has been adequately remedied for its proposed use together with provision of gas protection measures. If one of your team needed to discuss the works carried out on site, I am sure Angela Guy, Contaminated Land Officer would be able to provide any clarification needed. I have copied Angela into this email.

I am not trying to avoid the need to impose condition, but I think it'd be useful – particularly given the nature of the proposed development, if there was some agreement between us as to what level of additional work is needed at the site and ensure we are in agreement over what any planning conditions need to secure.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio

Environment and Planning/Amgylchedd a Chynllunio

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam

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